
To: Land Use Element Amendment Advisory Committee
Subject: Additional Materials Received

Land Use Element Amendment Advisory Committee Meeting - December 3, 2013

From: Carol McDermott [<mailto:carol@govsol.com>]
Sent: Tuesday, November 26, 2013 5:03 PM
To: Wisneski, Brenda; Ramirez, Gregg
Cc: wtescher@planningcenter.com; Gary@mhsherman.com; Dan Daniels
Subject: FW: General Plan Land Use Policies for Mariner's Mile

Dear Brenda and Gregg: as we discussed, the owner of the Ardell site in Mariner's Mile is interested in improved policies that may assist in the future redevelopment of the Mariner's Mile corridor. To that end, we have prepared a few suggested language changes to policies as noted below for consideration by staff and the LUEAC Committee. Thanks, cmmc

The additional language is *in italics and underlined* below.

See p. 3-122 et seq. in the existing Land Use Element of the General Plan for the sections on Mariner's Mile.

LU 6.19.9 Harbor and Bay Views and Access

Require that buildings be located...

Clustering of buildings...

Modulation of building volume...

Variation of building heights *including multiple stories where the other policies can be met*

LU 6.19.12 Properties Abutting Bluff Faces

Require that development projects locate and design buildings to ~~maintain visual quality and~~ maintain the structural integrity of the bluff faces. (Note: since the bluffs were determined not to be "coastal bluffs", maintaining the visual quality of the bluffs should no longer be necessary and a retaining wall could assist in making the site more developable.)

LU 1.19.12a

Allow building heights that protect public views through the creation of building height envelopes during the site development permit process.

Create an Implementation Measure related to LUP and zoning changes allowing for increasing heights in Mariner's Mile up to 3-stories on the harbor side and up to 4-stories on the inland side with building envelope criteria

Carol Mentor McDermott, AICP
Consultant
Government Solutions, Inc.
(949) 717-7939, office
(949) 422-2303, cell
carol@govsol.com



Uniregistry

November 22, 2013

Mr. Greg Ramirez
Senior Planner
City of Newport Beach
One Civic Center Drive
Newport Beach, CA 92660

RE: 2161 San Joaquin Road, Newport Beach, CA Block 500

Dear Greg,

I am writing this letter with regard to the potential changes to Block 500 which will involve my recently purchased building at 2161 San Joaquin Road. I understand and request that my property be included in the disbursement of the potential 500,000 square feet of office and 50,000 square feet of retail. We now have additional parking giving us a total of 58 spaces and the property is entitled for up to 38,000 square feet of building on the parcel.

I understand that this process is currently underway and, if you recall, we were not aware of the October 1, 2013 deadline for a formal submission due to our close of escrow on the 23rd of September 2013.

Please let me know what I need to do to keep on top of this procedure and thank you for all your assistance in this matter. Conversely you can contact our commercial retailer Jim Batle via email: jimbacbcworldwide.com.

With respect,

Frank Schilling
Founder

November 1, 2013

Mr. Ed Selich, Chairman
Land Use Element Advisory Committee
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

Re: Amendments to the City General Plan

Dear Chairman Selich,

I am writing to you today as Chairman of the Big Canyon Community Association which represents 496 Newport Beach home owners. You are aware that Big Canyon is located adjacent to Fashion Island/Newport Center, one of the areas proposed for major changes to the land use plan. Our major concern is how the proposed changes will impact the quality of life of our members, and most specifically the increase in traffic at intersections shared with Fashion Island.

First, let me say that we are not opposed in principal to an additional 500,000 SF of Regional Office space within Fashion Island, however, before voting to approve a General Plan Amendment, we would like to know, the location of the proposed addition, the height of the proposed building, and the traffic impact on the intersections adjacent to the Big Canyon Community. We have similar concerns for the additional 50,000 SF of Regional Commercial Office Space and would like to know the proposed location and impact on shared intersections.

When it comes to the proposal to add an additional 500 Multi-Family Dwellings to the Newport Center/Fashion Island plan we question whether this is a premature move. The Irvine Company has the availability to build roughly 524 Multi-Family units at present. Why not let them build out their product, and let Newport Beach residents decide if this is something they would like to see more of in the future? Of course we would like to know the location and traffic impact of these proposed units.

While we recognize that we will see specific plans in the future before approval by the City Council, it is only the General Plan Amendment that we will vote on.

One final thought, would you and a member of your planning staff care to make a presentation at one of our Board meetings which is open to all homeowners of the community?

Sincerely,

Dwight Ryan
President